# ALDERBROOM ESTATES

ANDOVER, MASS.

An Inter City Trust Development

# WHERE PROMISE IS PERFORMANCE

# **An American Neighborhood Absolutely Guaranteed** ONE THIRD SOLD

**And Surveys Completed Tomorrow** 

As you leave the hill at Andover, riding towards Boston, you suddenly come upon a superb landscape. From this high, rolling ground on a clear day you can see the Blue Hills on the horizon. Reading is in the nearer vista, and exquisite touches of hill and water in the middle distance.

There is not a dead-end road on the property. Spacious, winding Sunset Rock Drive connects you with the most exclusive district of Andover.

Fifty lots out of a total of 150 sold in 47 days to carefully selected buyers, not to auction riff-raff, must bring home to you the necessity for immediate action. Our General Manager, Fred Holland Chamberlin, will be at the Hotel Astor on Wednesday, June 22, for the purpose of taking your binding deposit.

On the same day that the Class of 1896 paraded across the historic campus at Andover, over 450 enthusiastic buying guests gathered at Alderbrook Estates. Immediately at the close of this interesting event, our General Manager, Fred Holland Chamberlin, decided that it was only right to meet immediately the many New York inquirers for this superb property. For your own sake act quickly, for the property is going fast. Only 100 families can be accommodated. They are large half-acre lots, giving you plenty of room. The coupon is for your convenience.

Fred	Holland	Chamberlin,
Ho	tel Asto	r. New York City

I am interested in Alderbrook Estates. My telephone number is...... Please call me up for an appointment.

H. N. Y.

Entire Floors—3,500 Net Feet. Will divide in half floors or small offices. Reasonable Rentals. Agent on Premises, or

United Cigar Stores Co. 44 West 18th St.

FACTORIES FOR SALE OR RENT FACTORIES

For Sale or to Lease
Any Size Anywhere



SLAND BIGOGO PACTORISE Loft Space 5,000 to 100,000 Square Feet.

ROMAN CALLMAN COMPANY,

Bridge Pluts

LONG ISLAND CITY

Trembly Co. Inc. Industrial Waterfronts.

BUSINESS PLACES TO LET. From Battery to 14th St., Inclusive.

32 **BROADWAY** 

With an entrance on New St OFFICES TO RENT in desired space at reasonable rental.

H. C. BEAVEN ON PREMISES OR YOUR OWN BROKER

### Broadway Stores

Near Wall Street

Each 161/2 by 50 ft. Possession Aug. 1st

United Cigar Stores Co. 44 West 18th St. Fhone Watkins 8000

305 BROADWAY Telephone service. \$3.00 PER SQ. FT.

### Exceptional Corner Second Floor

MADISON AVE. & 4IST ST.

1,750 Square Feet Net.

Banker, Broker, Real Estate or Insurance Office.

United Cigar Stores Co.

SUBLET 28,000 SQUARE FEET.

2 FLOORS. EXCEPTIONAL LIGHT. WEST 55TH ST. Rental 50c. Sq. Ft. Gross HARVEY B. NEWNES, INC.,

522 Fifth Ave., N. Y. C.

### TWO FINE FLOORS 1800 Sq. Ft. Each

Southwest Corner 8th Ave., at 58th St. **ELEVATOR** Agent on Premises

United Cigar Stores Co.

### 1416 BROADWAY LARGE AND SMALL OFFICES

ALL LIGHT LOFTS. Large freight elevator: 2,000-15,000 sq. ft mmediate possession. 200 East 49th Street 754 Academy, or any broker.

Ex-Saloon 7th Ave. subway sta.



recovering your lost property.

Borough of Brooklyn.

ALL OR 40,000 Sq. Ft.
24 ft. frontage on Fulton St.
75 ft. on side street.
600 ft. from A. & S. Dept. Store. Exceptionally Low Rental.

Long Term if Desired.

BROKERS PROTECTED. HARVEY B. NEWINS, Esq., 522 5th Ave., N. Y. C. Phone Vanderbilt 2962-3-4-

APARTMENTS-FURNISHED.

### Westover Gourt **Bachelor** Apartments

210 W. 44th St. Furnished, Unfurnished 2, 3, 4 Rooms, Bath A REAL HOME for bust-ness men in Times Equare. Hotel Service rendered which takes care of every want. H. N. HICKMAN, Mgr.

APARTMENTS - UNFURNISHED.

31-33 WEST 11TH STREET.

J. IRVING WALSH, 73 West 11th St.

A FINE Studio, North Light, 2 mprovements; immediate possession; \$70. 55 ast 59th st. 1 & 2 Rooms Baths; \$1,500 to \$2,004.

Above 50th St .- 5th Av. to East River. 19E. 95 St. 5 Rooms and Bath 26 ft. Living Room

n'r 5th Av. \$2,160 Above 59th St .- 5th Av. to North River.

### Hotel Peter Stuyvesant Central Park West, at 86th St. Suites now being shown for rental UNFURNISHED OR FURNISHED. From \$ 900 for one room and bath \$ 1890 " two " \$2100 " three " "

RESTAURANT A LA CARTE. WM. F. INGOLD, MANAGER

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE

MORTGAGE LOANS,
We can piace well secured loans, Manhattan and Bronx; also good seconds.
SHAW, ROCKWELL & SANFORD,
I W. 125th st., Dept. W. Tel. Harlem 8400.
MORTGAGE LOANS.
We can place well secured loans, Manhattan and Bronx; also good seconds.
SHAW, ROCKWELL & SANFORD,
W. 125th st., Dept. H., Tel. Harlem 3400.

D. KEMPNER & SON, INC.
Real estate in all its branches,
522 5th av. Murray Hill 4015.

EARLE & CALHOUN, Real Estate,
212 West 726 st. Phone 5116 Columbus.
INCOME PRODUCING PROPERTIES,
FREDERICK BROWN, 565 5th av. N. T.
PROPERTIES of the better class. SAMUEL
A. KELSEY, 229 West 187th at.

From Battery to 14th St., Inclusive.

From Battery to 14th St., Inclusive.

A CARE-FREE
INVESTMENT

Vieinty Washington and Desbrosses sts., plot of two lots, with lew buildings, leased on not basis to high class tenants. Not means that the tenant pays wery charge against the property. The rent is \$4,500 and all the owner pays is \$1,800 interest on \$30,000 mortgage, leaving an absolute net income of \$2,700 on investment of \$27,000 and some part payment. WILLIAM D. KILPATRICK, Owner, Singer Building.

SMALL DOWNTOWN
BUSINESS BUILDING vicinity Cedar and Washington sts., opposite West Street Building, Herb, bright, attractive three story building, Immediate possession, a next business home for \$35,000. Owner WILLIAM D. KILPATRICK, 146 Broadway. To close an estate, small business building, 66 Frince st., near Lafayette: asking \$12,000 cash; possession 60 days, H. NEL-SON FLANAGAN, 23 Union 89.
WEST BROADWAY.

NEAR WORTH STREET.
One story building: suitable for sheat netal, ornamental iron, steam fitting, or any of the numerous jobbing lines of the building trades; possession: price \$13,500.
Owner WILLIAM D. KILPATRICK, 149 Breadway.

9TH ST., NEAR STH AV.

3½ story brick, lot 25294; 2 story studio on rear of lot, also space for one car; bargain to quick buyer for remodelling. R. FELFAIR SMITH, 11 E. 10th st.

Above 14th St. to 59th St. (Inclusive). East River to North Hiver.

IN THE GRAND CENTRAL ZONE, Madison av. between 41st and 42d sts., five story building; suitable for alteration; lot 24x100; immediate possession; will constiar part exchange. WILLIAM D. KILPATRICK, 140 Broadway. 149 Breadway.

LEAVING city; sell factory building, 14,800 square feet, Grand Central Terminal section. Phone Murray Hill 6987.

Above 59th St .- 5th Av. to North River. 90S, West-Double flat, choice location; rent \$8,168; estats will sacuffice; terms. WM. P. JONES & SON, 1285 Broadway. \$3,000 CASH, balance first mortgage, buys 4 story dwelling, 121st st., near Lenox av.; price \$18,500. M. M. HAYWARD & CO., 2640 Broadway.

100x100 vacant: 136th adjoining Riverside Drive; casy terms. SHARUM, 170 B'way. Borough of Bronx-Sale or Reut.

WANT A HOME? House of 7 large rooms and bath on plot of two lors, 160 feet from Grand Concourse; house needs repaire; land is worth the money, with great future value.

\*\*TRATFON, 3 East Burnside av. \*\*

\*\*Phone Fordham 1848.

TNVEST \$760 to \$1,140 per year in pleasures for yourself and family, by saving it in rent through purchasing a

New 4, 5 or 6 Room Garden Apartment at

# Jackson Heights

Restricted Residential Community-Nearest to Manhattan

A few apartments are ready for occupancy. Others will be completed between now and October 1st. Secure your "GARDEN" Apartment at once.

TAX EXEMPTION FOR TEN YEARS Save \$1200 to \$1475 on each apartment.

**UISIT JACKSON HEIGHTS TODAY** 

To visit Jackson Heights, take Subway to Grand Central, transfer to QUEENSBORO SUBWAY (Corona Line) to 25th St. Station. (Office opposite Station).

22 MINUTES FROM 42nd STREET

CITY REAL ESTATE.

DUPLEN HOUSES, 9th st., near 7th av.; vacancy in one; soparate entrance and seven rooms each family; electric lights, gas range; all improvements. OWNER, J. J. ALLEN, 189 Montague st., Brooklyn.

40x131; only vacant plot in Park place, hetween Underfull and Vanderbilt avs.; price right; terms accommodating. Owner, CHAS. LAUE, 5 Beekman st.

\$1,000 cash, price \$12,000, buys four story double brick tenement, near Borough Hall, Brooklyn; rent \$1,752; no heat. SPENCER, 154 Nassau st. Beekman 2685.

REAL ESTATE—OUT OF CITY.

### Long Island-Sale or Reut.

Long Island—Sale or Reut.

AMITYVH.LE.
Attractive residence, 7 rooms, sewing room, butler's pantry, bath, firepiace, large porch, latest improvements: excellent condition; large, dry, cemented cellar, high attle, garage or large barn [58,390; 2] frontaues; excellent sell; 3 minutes to station; convenient to stores, school, beach, express station; will sacrifice for \$5,590. Phone Amityville 216J, or address ADVERTISER, 243 Halsey st., Erooklyn, for further particulars.
CEDARHURST, L. L.—Big bargam; for sale, new stucco corner house, 6 bedrooms, 3 titled bathrooms, sun parlor, large porch, steam heat, open fireplaces; to 75x160; all modern improvements. Room 905, 132 W. 42d st., city. Phone Bryant 6573, or Far Rockaway 1050. HARRY MILLER.
HAVE 6 lots in Bempstead, L. 1; need cash; will sacrifice. D 574 Herald, 280 Bway.
HOMES, \$6,500 upward, easy terms. HYDE

cassi; will sacrifice. D 5/4 Heraid, 280
BW69.
HOMES, \$6,500 unward, easy terms. HYDE
& BANTER, Port Washington, L. I.
HOMES AND ACREAGE. Write F. UNSER,
Mincola. Tel. Garden City 1862W.
LONG BEACH lot for sale-Block 52, lot 11;
will sell at a price. MORRIS BERNSTEIN,
20 South Oakland av. Atlante City, N. J.
ROCKVILLE CENTRE.
Comfortable residence, 8 rooms, bath, all
improvements, large cereented cellar, roomy
attic, Serecened porch, all good condition;
newly decorated; 40x100; centrally located,
all conveniences, excellent commuting; will
sell for \$5,500; cash required \$3,000; easy
terms. Phone Rockville Centre 51f8 for appointment, or address ADVERTISER, 243
Halsey st., Brocklyn, for further particulars.

We can place well secured loans, Manhattan and Bronx; also good seconds.

SHAW, ROCKWELL & SANFORD,

1 W. 125th st. Dept. H., Tel. Harlem 3400,

255,000 first mortgage wanted on good paying mountain hotel and six cottages with enclosed park of 70 acres and licensed game of closed park of 70 acres and licensed game of selecting in the State of New York, less than 100 miles from New York city; represents on the state of New York.

350,000 miles from New York city; represents on the state of New York.

360 cash starts the foundation of a beautine to state of New York.

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### Westchester-Sale or Rent.

CHOICE NEW ROCHELLE HOMES, RENNICKS REALTY CO., successors to ALLABOUGH & SON, 26 North av. Tels. 660 & 971 New Rochelle.

COLONIAL home, 9 rooms, 2 baths; \$21,090.
SULLIVAN, 20 North av. New Rochelle.

FOR RENT OR SALE IN
LAWRENCE PARK, BRONXVILLE,
A NEW HOUSE, delightfully situated on the
hillside, among fine old trees, convenient to
schools, stores and station; S rooms, 3 baths;
garage; plot 100x100; shown by appoint
ment. SWALLOW & PRATT, INC. 12
Palmer av., Bronxville, N. V., Tel. 1121. LARCHMONT-Plot 75x125, select restricted residential location, shade trees; seven min-utes to station, ten to Sound; will sacrifice. FRANCES PLATT, 500 Evergreen av., Bislyn.

NEW ROCHELLE-Fine 7 room home, hot water heat, gas, electricity; 2 car garage; perpetual right of way to water; price \$11,000; \$2,500 cash; opportunity, O'CONNOR, Real Estate Agency, 249 Huguenot at, Tel 594 New Rochelle, N. Y.

Suburlanswers with photos to Mrs. TORIE, Submit answers with photos to Mrs. TORIE,

RYE, N. Y.—For rent furnished, three months; ten bedrooms, three baths, two lavatories, large gas range, out range; automatic water heater; separate laundry; fully screened; cool porch; on the water; old trees, lovely view every direction; garage for two cars and chauffeur's cottage; boathouse and use of rowboat. Telephone Rys 800.

REYNARD & KRAFT, Real Estate, 20 Huguenot St. Tel. 2541, New Rochelle. WESTCHESTER PROPERTY FOR SALE AND FOR RENT, GEORGE F. ARCHER, REAL ESTATE, 19 EAST 42D ST. VANDERILLT 5084.

50 CASH-Price \$1,200, Yonkers, near Van Cortiandt Park; fine hillside plot 55x117.

SPENCER, 154 Nassau. Beckman 2685.

New York State-3ale or Rent.

CATSKILL MOUNTAIN ESTATE—18 acres, scientifically laid out; 3 modern houses, all city improvements; 2 furnished; carctaics, house, other necessary outbuildings. Send for descriptive circular. GATES REALTY CO., 1367, Broadway, Brooklyn, N. Y. Bushwick 5625.

NUST seell to close estate, farm 170 acres, bordering on Whaley Lake, 2 miles long. 4 mile from R. R. stution and State road; it room heuse, running water; R. P. D. mail and telephone; good outbuildings and fine fish pond; arand place for private school or summer resort; price 513,00a, EVERETT R. DAVIS, Executor Estate, Holmes, Dutchess county, N. Y.

THREE ACRES, 7 room house, barn; State road, near village, station; \$1,000. GEORGE JAMISON, Pine Bush, N. Y. Connecticut-Sale or Rent.

BELL, & PIERSON, Real Estate, 54 Atlantic st., Stamford, Phone 2813. New Jersey-Sale or Rent.

FOUR new houses, all improvements; large plot; on Overlook av., Boonton, N. J. 7 minutes to express station; 50 minutes to New York; 700 ft. elevation; fine view; your choice for quick sale; 55,750, turns. Come and sec. JOHN H. HIMMELMAN, Boonton, N. J. Phone 441J Bognton.

N. J. Phone 441J Bognton.

### REAL ESTATE-OUT OF CITY.

Gentleman's all year home, 10 rooms, 3 tile baths, 4 master bedrooms; quartered costs, copper leaders, gutters and screen, storm windows; 5 car garage; lovely shrubs; 150x150; near express station. For apopintment telephone Watkins 5413. D 504 Herald, 280 Broadway.

JERSEY CITY HEIGHTS, 2 family brick hot, cold water; best condition; \$7,500 \$3,600 cash. OWNER, 282 North st. RIDGEWOOD.—Attractive 10 reom. semi-bungalow; furnace, gas, water: 1-3 acre; \$4,500; photographs. HOVER, 212 Eway, N.Y.

### FARM PROPERTY.

Long Island.

ON account of death, a farm, East Moriches, 12 acres; 3 houses, 1 farmished; cow, Ford-car, horse, &c., go with place; 5 minutes, walls from K. R. station; on main road; \$8,600. Apply DHLINGHAM, 166 E. 85th st.

FARM for Sale-Exceptional opportunity for wealthy man to purchase summer home. Write for details to JAMES W. SMET-HURST, Chatham. N. Y.

GENTLEMAN'S country home, 63 acres, 25 tillable, 350 apple trees, barns, garage, hen house, &c.; fishing, boating; 2 houses; Housatonic River; magnificent scenery; price \$18,000; terms. CLARK & SON, 1024 Main st., Bridgeport, Conn.

Miscellaneous. FARMS FOR SALE EVERYWHERE of merit and value; boarding houses, country homes, farms, all branches. For reliable service and good farm see JOHN OTT, 34 5th av., Brooklyn.

### SUMMER RESIDENCES TO LET.

COTTAGES, furnished, high class, restricted scashore resort, Saltaire, Fire Island, for rent for season to October, \$559 to \$1,650 ANTON SATTLER, 222 West 46th at. Boses, Bryant 4268.

HOWARD BEACH, L. I.—Furnished bunga-low to rent from July I to Oct. 1: 4 rooms, bath and large sun room; 2 minutes to sta-tion; walking distance to private bathing beach; 25 minutes to Flatbush av. or Penn stations; electricity. JAMES SPILLANE, Dunham av., corner Elkhorn st.

FOR RENT, season or year, 12 room house, handsomely furnished; 3 baths, sleeping porch; garage, garden; modern, up to dater every convenience. Telephone 948R Green-wich.

WATCHHILL, RHODE ISLAND, HOME just completed; beautifully furnished; most desirable location; quarter mile from bathing beach; six master bedrooms, four bates, three servants rooms and bath; garage for two cars, all on high ground overlooking. Sound; will sublet for \$2,000, neiting a loss to me of \$750. Write or wire D. BISHOP, Ottawa, Ill.

### REAL ESTATE WANTED.

AMER. REALTY CO., 200 Broadway, buys choice Manhattan and Bronz properties. HAVE \$5,000 for equity in well located cold water flat; must be cheap and show good return on investment. BILTMORE REALTY CORP., Times Building.

OWNERS, EXECUTORS, TRUSTIMES, Have cash buyers private dwellings.
Tenements, new in w houses, business property, Quick action. Please send particulars, WM. P. JONES & SON, 1358 Broadway.

WANTED—Three or four story medium elsed house in good location for immediate pur-chase for occupancy; price must be reason-able; am not a broker. T 504 Herald, 280 Brondway.

WE have many clients with money wishing to buy apartment houses in East and West Bronx. What have you to offer? Quick results certain. S. L. ARONDS CO., 479 Tremont av. WE collect rents, 2% commission; years of experience. S. L. ARONDS CO., 476

### REAL ESTATE-EUROPE.

FINE piece of property for sale or to let, furnished; 35 hectares, manor house, very comfortable, 115 met. high, 10 kil. DEAU-VILLE, panorama view, see and country. Address L., 37 rus Decamps, Paris.

### BUSINESS PLACES TO LET.

New Jersey-Sale or Rent.

A SEASHORE BUNGALOW \$500 CASH, balance recrigage; price \$3,500; 5 rouns, bath, large porch, even fireclases in Hving room, gas, electric light; just built. J. W DOOLITILE. Woolworth Bidg. Phone Barcley 7294.

HALF of private office, furnished; telephonestengraphic cervices. Room 406 Tributa Ridg.

## - Offices -Corner Building WHITEHALL & SOUTH STREETS